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TCB DEVELOPMENT COMPANY BREAKS GROUND FOR 150,000-SQUARE-FOOT SPECULATIVE DISTRIBUTION CENTER IN WEST CHICAGO

Crossroads of Du Page Business Park will offer 150,000 square feet of industrial distribution space in Building Two.

CHICAGO, Ill. (April 25, 2007) – Mark Vandenberg, president, TCB Development Group, has announced that TCB has broken ground for a new 150,000-square-foot distribution facility in the Crossroads of Du Page Business Park, located at Atlantic and North Drive in West Chicago, Ill. Crossroads of Du Page Building Two is scheduled for delivery in the fall of 2007. It is located on a 10-acre site, and offers 30' clear heights, 13 docks (expandable to 18 docks) and ESFR fire protection, as well as other state-of-the-art features.

“We are seeing increasing demand for infill locations,” according to Randy Tieman, TCB executive vice president, “We moved quickly to develop this site to serve the needs of those industrial users who do not want to be located too far out from the suburban Chicago businesses.”

The 23.24-acre Crossroads of Du Page Business Park consists of the 150,000-square-foot building under construction, as well as a 36,784-square-foot, 11-unit industrial condominium building. To-date, two units have been sold in that facility and 29,323 square feet remains available. Additionally, there are four speculative buildings scheduled for future development in the park.

The surrounding West Chicago residential, retail and industrial area is growing, spurred by the increasing use by businesses and residents of recently-improved Route 64 and Route 59. Crossroads of Du Page is located behind a Menards store and a new Volkswagen dealership, taking advantage of the nearby major intersection. Cushman & Wakefield's Hugh Williams is the exclusive leasing agent for the Crossroads of Du Page Business Park and KLLM Architects, Inc. is the



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architect for the project. LaSalle Bank is providing financing for Building Two. TCB Design Build is the design build contractor for both the business park and the new speculative building.

“Route 59 is a highly trafficked thoroughfare, connecting I-90 to Route 88, while Route 64 is a strategic regional artery for metro Chicago,” said Hugh Williams, of Cushman and Wakefield, “Crossroads of Du Page is the last site of its size and scope in Du Page County with its unique competitive advantage at Rt. 64 and Rt. 59. This new construction will also provided buy/rent flexibility for tenants.”

About TCB

TCB Development is an entrepreneurial commercial real estate developer headquartered in metropolitan Chicago. The firm develops retail, office and industrial projects on both a speculative and build-to-suit for sale or lease basis. Today, the company controls 950 acres of land throughout the Chicago area and West Memphis, Ark. TCB has developed more than six million square feet of properties and has another three million square feet currently under development. The firm’s business parks are located throughout Du Page, Grundy, Kane, Kendall and Will Counties and Portage County, Indiana.

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